

MEETING RECORD

NAME OF GROUP: Urban Design Committee

DATE, TIME AND

PLACE OF MEETING:

Wednesday, January 7, 2004, 3:00 p.m., Room 206, County-City Building, 2nd Floor, 555 South 10th Street, Lincoln, Nebraska

MEMBERS AND OTHERS

IN ATTENDANCE:

Members: Michael Eckert, JoAnne Kissel, Dennis Scheer, Gordon Scholz, and Kim Todd (Third World Oforah and Scott Sullivan absent.)

Others: John Williams (Sinclair Hille); Lynn Johnson, Mark Canney, J.J. Yost (Parks and Recreation Department); Mary Anne Wells, Rick Herrick (Olsson Assoc.); Trevor Hull (Erickson Sullivan Architects); Tim Ripp, Jeff Chadwick, Jennifer Klein (The Clark Enersen Partners); Wynn Hjermstad, Jeff Cole, Hallie Salem (Urban Development); Ken Smith (Public Works & Utilities); Ed Zimmer, Michele Abendroth (Planning Department)

STATED PURPOSE

OF THE MEETING:

Regular Meeting of the Urban Design Committee

Mr. Scheer called the meeting to order at 3:04 p.m. He stated that item #2 (Sidewalk café, Green Gateau, 333 S. 10th Street) will be moved to be included with item #6 (Outdoor dining and vending ordinance revisions.)

Approval of meeting notes of November 5, 2003

Mr. Scholz made a motion to approve the meeting notes of November 5, 2003, seconded by Ms. Kissel. Eckert, Kissel, Scheer, Scholz, and Todd voting 'yes'; Oforah and Sullivan absent.

Havelock pedestrian link (Sinclair Hille for Urban Development Dept.)

John Williams explained that this project focuses on improving the pedestrian space in Havelock between North 62nd and North 63rd. He then distributed photos of how the space looks today. The first function of the project is to make it more attractive and more useful and to serve as a connection from the public parking to Havelock Avenue. The second function is to have the ability to build upon if Havelock would want to do some more extensive improvements.

Mr. Williams noted that there were several neighborhood meetings that took place prior to hiring Sinclair Hille. The space is poorly lit at night, so they will add some more lighting. In terms of the pedestrian space, they are looking at breaking the area up in to two different areas. They are proposing more of a public gathering space at the north end. They are looking at the design structure to be 8.5 feet tall. Brick bases will support the column structures. Entrance columns are proposed at each end. They are also proposing to replace the current landscaping.

Mr. Scholz asked how the project is being funded. Mr. Williams replied that it is primarily through TIF.

Mr. Zimmer noted that concrete is being introduced into existing brick and wondered if there is a cost savings. Mr. Scheer suggested looking at using pavers for potential savings.

Mr. Eckert moved approval of the project, seconded by Ms. Todd. Eckert, Kissel, Scheer, Scholz, and Todd voting 'yes'; Oforah and Sullivan absent.

Sunken Garden Master Plan (Parks & Recreation Dept.)

J.J. Yost stated that last January they presented the Antelope Valley Triangle Master Plan which included Sunken Gardens. Last winter they conducted a series of public meetings, and refined the master plan. They also began the Sunken Gardens fund-raising effort. He then stated that Clark Enersen would present the final Master Plan.

Tim Ripp stated that they have begun work on the Master Plan. Items addressed include:

- A new bus drop-off entry corridor
- A new entryway along 26th Street into the Healing Garden Area
- Identifying a new statue location
- Handicap accessibility into the main part of the garden
- Replacement of the existing pools
- A new entryway off the C Street entrance
- A crosswalk from the Rose Garden
- Establishing a more ADA compliant path along the upper ridge
- Shifting the pie garden
- Creating sculpture and art locations throughout the garden
- Replacement of the existing water feature
- A 24 foot open pavilion with restrooms and an overlook area

They have tried to massage the existing condition of the gardens. The concept of the water feature is to get a more natural feeling. They are currently proposing pavers on all of the walks for maintenance purposes.

Jeff Chadwick noted that the floorplan of the pavilion will be an open air structure with 8 columns holding up a steel dome. They are currently looking at ways in which they can showcase and display names of people who have donated to the gardens. They are also proposing to light the columns from below. Jennifer Klein added that they will also uplight the underside of the trees. There will be lighting on the major pathways as well as in the pool and water features. There will also be lighting at the entrances and in the parking lots.

Mr. Ripp noted that the fund drive is for \$1.7 million. Right now, they have a million dollar construction budget.

Ms. Todd suggested looking at a way to screen the Amigo's sign from the park. Mr. Ripp stated that if they include a screen, it will block the view into the park from Capital Parkway. He added that they will continue to look at other ways to screen the sign. Mr. Eckert noted that he feels that this park is a park for pedestrians versus a park for vehicle traffic.

Ms. Todd asked why the pergola is so different architecturally from the dome. Mr. Chadwick stated that it started with the idea of a contrast between the two. Mr. Scheer added that the pavilion is being donated

primarily by the Rotary Club, so it has to be dominant compared to the rest of the structure.

Mr. Ripp added that another major segment of the project is the redevelopment of the irrigation system.

Mr. Todd asked if the existing memorial benches will remain. Mr. Ripp replied that they are trying to reintegrate the benches. Mr. Johnson added that there will be continuing opportunities to add benches, but they will not include donor names.

Mr. Eckert stated that his perspective is that the project is well developed and well thought out.

Antelope Valley “Big T” bridge: landscaping and abutment wall treatments (Antelope Valley Design Team)

Mary Ann Wells and Trevor Hull began by orienting the members to the project and directing their attention to a small-scale model. She stated that the design team wanted the walls to fit into the neighborhood. The walls range in height from 20-38' tall and are in the middle of a residential area along the University. They are looking at using a wave pattern which would bring the height of the walls down. They came up with two designs, one for the North Bottoms side and one for the other four walls. On the wave side, they are using 5x5' panels that are concrete cast and will have a rock-like, textured surface.

Mr. Scholz commented that, philosophically, using the concrete forms which are made to look like rock seems to be going too far in the direction of creating something that doesn't exist. Mr. Scheer stated that he agrees, as he believes that you should use materials to represent the character of the material. He understands, and can even appreciate, what they are doing. Mr. Scholz stated that he would prefer to see something done with landscaping to minimize the impact of the concrete. Mr. Zimmer stated that this feature has a scale problem. The concept of the pattern is using concrete's ability to take shape. He feels that using the plasticity of the concrete to add texture is not inappropriate. Mr. Scholz stated that this concept is so pervasive, and maybe some selectivity in the use of the texture could be used. Part of the dilemma is getting the random size and color of rock. He added that possibly seeing a visual aid would be helpful. Mr. Hull added that it was not their intention to make the form look like something it isn't.

Ms. Todd made a motion to approve. The motion died due to a lack of a second.

Mr. Scholz stated that because of the magnitude and scale of this project, he feels there is an opportunity for public art and to involve an artist with a unique expression of the wall in this urban setting. Ms. Hjermstad stated that the design team feels that public art has a strong place in the Antelope Valley project. Ms. Wells added that they talked about fastening on copper 5'x5' art panels. Ms. Todd stated that she does not believe that this is a place for public art because of the potential for vandalism. Mr. Eckert commented that there is the integrity issue of trying to hide what it is. Mr. Zimmer added that this structure cannot be hidden, but the purpose is to make it visually better or more human-scaled than it would have been otherwise.

Mr. Scheer noted that he is hearing that everyone agrees with the combination of landscape and structure. He asked if there was a way to construct some images to help visualize the look of the concrete. Ms. Wells agreed to do so.

Mr. Scholz suggested to move more in the direction of an abstract representation.

It was decided that the project would be brought to the Committee again in February.

Mr. Scheer reiterated the point that he feels it is important to get an artist involved at some point in the process.

Ms. Todd departed at 5:11 p.m.

Sidewalk Café, Green Gateau, 330 S. 10th Street

Mr. Cole stated Green Gateau would like to put a sidewalk café in front of their restaurant. There are a lot of opportunities for signage. There will be 3 tables. Mr. Cole noted that he feels the detail on the fencing and lighting is very good. Mr. Scheer stated that he feels this project is great.

Mr. Eckert moved approval of the project, seconded by Mr. Scholz. Eckert, Kissel, Scheer, and Scholz, voting 'yes'; Oforah, Sullivan, and Todd absent.

Mr. Scheer adjourned the meeting at 5:16 p.m.

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